

TOWN OF LOS GATOS
110 East Main Street, Los Gatos, CA 95032 (408) 354-6872

SUMMARY MINUTES OF A REGULAR MEETING OF THE **DEVELOPMENT REVIEW COMMITTEE** OF THE TOWN OF LOS GATOS FOR **MAY 22, 2007**, HELD IN THE TOWN COUNCIL CHAMBERS, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 9:00 A.M. by Chair Baily.

ATTENDANCE

Members Present:

Sandy Baily, Associate Planner

Suzanne Davis, Associate Planner

Wayne Hokanson, Fire Department

Anthony Ghiossi, Building Official

Fletcher Parsons, Associate Engineer

PUBLIC HEARINGS

ITEM 1: 136 Regent Drive
 Architecture and Site Application S-07-155

Requesting approval to convert part of a two car garage into living space and add on to the first floor on property zoned HR-1:PD. APN 527-19-040.

PROPERTY OWNER: Nicole and Robert Napiltonia

APPLICANT: Gary Schloh

1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were not present.
5. Public hearing closed.
6. *Parsons* moved to approve the application subject to the conditions presented with the following findings and considerations:
 - (a) The project is Categorically Exempt pursuant to Section 15301 of the State Environmental Guidelines as adopted by the Town.
 - (b) The project is in compliance with the Town's Hillside Development Standards and Guidelines.
 - (c) The project is in compliance with the Planned Development Ordinance 2047.
 - (d) As required by Section 29.20.150 of the Town Code, the considerations in review of an architecture and site application were all made in reviewing this project.
7. *Ghiossi* seconded, motion passed unanimously.
8. Appeal rights were cited.

ITEM 2: 15690 Gum Tree Lane
Tentative Map Application M-06-11
Negative Declaration ND-07-142

Requesting approval to subdivide a 9.13 acre parcel into two lots on property zoned HR-2½. No significant environmental impacts have been identified as a result of this project and a Mitigated Negative Declaration is recommended. APN 527-09-003.
PROPERTY OWNER: Eric R. Hamilton
APPLICANT: David R. Fox

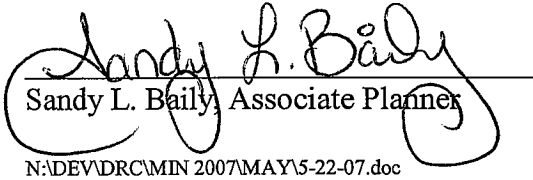
1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were present:
Lynn Waters had no concerns about the project. Questioned what part of Gum Tree needed to be widened.
5. Public hearing closed.
6. *Parsons* moved to approve the application subject to the conditions presented with the following findings and considerations:
 - (a) It has been determined that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent, and a Mitigated Negative Declaration has been prepared. The Development Review Committee made the Negative Declaration and adopted the Mitigation Monitoring Plan.
 - (b) An exception is being granted to the maximum cut and fill depths for the new section of driveway. The driveway has been located in the best location to preserve existing oak trees, is the minimum size and configuration to provide access to two home sites, and has been designed specifically to meet Fire Department requirements. The project is otherwise in compliance with all applicable Hillside Development Standards and Guidelines.
 - (c) The findings as required by Section 66474 of the State Subdivision Map Act could not be made to deny the subdivision application.
7. *Ghiossi* seconded, motion passed unanimously.
8. Appeal rights were cited.

OTHER BUSINESS

NONE

ADJOURNMENT

Meeting adjourned at 9:15 A.M. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.


Sandy L. Baily, Associate Planner

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